

Allen Owen, Mayor
Eunice Reiter, Mayor Pro Tem
Jerry Wyatt, Councilmember
Barbara Gibson, Councilmember



Buddy Jimerson, Councilmember
Brett Kolaja, Councilmember
Cynthia Gary, Councilmember
Caroline Kelley, City Attorney
Frank Simpson, City Manager
Patrice Fogarty, City Secretary

CITY COUNCIL SPECIAL MEETING MINUTES

City Council of the City of Missouri City, Texas, met in special session **Friday, January 23, 2009**, at **8:30 a.m.** at **Quail Valley Golf Course, 2880 LaQuinta Dr., Missouri City, Texas**, for the purpose of considering the following:

1. CALL TO ORDER

Mayor Owen called the meeting to order at 8:30 a.m.

Those also present: Mayor Pro Tem Reiter, Councilmembers Wyatt, Jimerson, Gary, Gibson and Kolaja; City Manager Simpson, City Attorney Kelley and City Secretary Fogarty. Assistant City Manager Atkinson, Fire Chief Sander, Director of Finance Vela, Director of Public Works/City Engineer Elmer, Director of Planning Green, Director of Communications Brescian, Director of Parks and Recreation Snook, and I.T. Director Litchfield.

Also present: Jeffrey D. Blume, Golf Course Architect; Golf Course Staff members, Tyson Stittleburg, Rick Ellstrom, Ken Lewis, Jake Feemster, David Elmendorf, and David Andrews. And, members of the public were present.

Mayor Owen and Director of Parks and Recreation Snook left the meeting at 8:45 a.m. to attend a Missouri City and CenterPoint Energy partnership to create power-line friendly trees along the "Right Tree Trail" in Ridgeview Park.

All golf course items were considered after Mayor Owen returned from the CenterPoint Energy event.

Agenda items 2(e) through 2(g) were taken out of order and addressed at this time.

Mayor Owen and Director of Parks and Recreation Snook returned to the meeting at 9:30 a.m.

2. DISCUSSION/POSSIBLE ACTION

- (a) Consider awarding a contract for the reconstruction of El Dorado golf course.

Council agreed upon awarding a contract for the reconstruction of the El Dorado golf course to Heritage Links in the amount of \$4,954,236.05; authorizing the City Manager to execute the contract; and establishing a construction budget of \$5,500,000.00. Director of Public Works/City Engineer Elmer presented an overview of what all will be completed with this contract and the current plan on transporting water to the lakes at the golf course. Jeffrey Blume, golf course architect, also spoke about awarding the contract to Heritage Links; he also spoke about filling the lakes on the golf course. Mayor Pro Tem Reiter questioned if awarding this contract could wait and City Manager Simpson recommend to go forth in awarding the contract for the reconstruction of El Dorado golf course, explaining their pros and cons. Mayor Pro Tem Reiter was concerned with spending this amount of money on a property that is not yet owned by the City. City Manager Simpson stated the legal proceedings will occur between the months of September and October; if it is not delayed. Councilmember Wyatt stated that the passing of the bond issue clearly tells us to move forward with the project. Councilmember Jimerson

stated he believed the prices are very good on this contract. Councilmember Kolaja reminded Council that citizens are expecting the City to go forth in obtaining the golf course.

Mayor Pro Tem Reiter moved to award the contract for the reconstruction of El Dorado golf course to Heritage Links in the amount of \$4,954,236.05; authorize the City Manager to execute the contract; and establish a construction budget of \$5,500,000.00. Councilmember Gibson seconded. **MOTION PASSED.**

Ayes: Mayor Owen, Mayor Pro Tem Reiter, Councilmembers Wyatt, Jimerson, Gary, Gibson and Kolaja
Noes: None

(b) Quail Valley Golf Course Operations and Maintenance budget and business plan.

City Manager Simpson presented an overview on the operations and maintenance of the golf course with a power point presentation. City Manager Simpson reviewed the long term maintenance agreement, new cart lease agreement, the construction of the 18th hole bridge, and the finalizing of a name for the golf course. City Manager Simpson added that within the next 18 months, the following would be developed for the Quail Valley Golf Course: business plan, possible improvement list and a budget summary for January 2009 – June 2009. Mayor Owen suggested speaking about the golf course at least five minutes each meeting or every other meeting of the month as well as including it on the City Manager's report at least once a month or twice a month. A future workshop will be scheduled as well.

A consensus was made amongst Council, and it was decided that the pool would be removed and replaced with a smooth, flat space. Council was informed that the \$2,500.00 was spent on stakes PVC and pipes to mark the golf course. Dave Elmendorf went on to cover the current golf course department's budget as well as golf operations. Currently, the golf course is open Tuesday through Sunday from 11 a.m. to 6 p.m. They offer a Sunday brunch, Friday Steak Night, and Saturdays are left open for banquets, weddings and other events. The Community does not support the golf course restaurant being open on Saturday. Dave added that the grill is in need of new food and beverage software that will cost approximately \$4,500.00. On the marketing end, Dave suggests pursuing the First Tee program, which teaches people how to play the game of golf. In regards to corporate structure, Dave suggests a Local Government Authority (LGA) to establish a corporation and provide for golf course employees and that Council should be on the board of directors.

(c) Quail Valley Parks Projects.

Legends Sports Experience, a public company which acquired U.S.A. Partners, presented a concept plan only, not a business plan. Paul Grohman introduced his group, and J.D. Daniel presented an overview on Legends Sports experience and their ideas for the golf course. Hugh Green, former NFL football player, spoke. He is in charge of the company networking and obtaining their current clients. Mr. Green stated that Dan Marino, former NFL quarterback, is now on the board; and he is committed to what Legends Sports is doing as well as Morton Anderson, who will help them go international. Mr. Green's mantra is to include God, family and community and all are the essence of what Legends Sports is trying to present the citizens of Missouri City. They will provide hands-on sports such as boxing, baseball, football, and track. Legends Sports' focus is to establish a resort and would like to be located in both the Houston area and Missouri City. The last four months have been dedicated to how Missouri City can become a partner of Legends Sports by helping the City obtain a hotel and possibly giving them authority to run it. One advantage is that cost for travel for local kids will be so much less. The master plan is to have a place to host all these events. Legends Resort concept includes Legends Hotel, Legends Hall of Fame and a Legends Academy. For the Hall of Fame,

memorabilia would be attained from different athletes. The Legends Academy would provide a fantasy camp along with other events. It would also include the Fellowship Christian Academy with a private school, indoor facilities complex and a resort, at full capacity. The best part is that it would not cost tax payers any money; and at the same time, provides Legends Sports Experience an international branding opportunity. This will help enhance the tax base, lifestyle investment, as well as the Quail Valley golf course. Legends Sports Experience is committed to raise \$50 million which will amount to \$2 million a year at a 20-year term. Their numbers are very conservative as they will only host 24 events per year and have a total of 48 teams per week. They also guarantee the amount of \$50 million over the next 20 years. City Manager Simpson asked if the City wants to explore the opportunity to have a hotel and if this hotel should be built on Texas Parkway. Council needs to digest all information presented before making a decision. Legends Sports Experience will come back and present an actual business plan along with financials. Council wants to see financials that will work for Missouri City as well as taking a look at business models.

Director of Parks and Recreation Snook presented an overview on the Quail Valley Parks conceptual master plan which will include the six parks in the Quail Valley area. Snook also discussed plans for each of the following recreation sites: the tennis and fitness center, the clubhouse, PAR 3, driving range, La Quinta course, El Dorado course, and the Executive course.

(d) Texas Parkway/Cartwright Corridor Plan.

An overview of the Texas Parkway/Cartwright Corridor plan was presented and the following questions emerged: What can the City do to move forward with this plan? Should the City waive permits for this project so businesses can upgrade their property? Should the City expand the TIRZ to include other areas of the City? Short term, banners along Texas Parkway is a good idea. The next step, public piece, is to get an actual engineering study done to see how we can turn their pictures into a reality. The beautification of the intersection of Independence Blvd. and Texas Parkway was discussed as well. The issue of landscaping done by the City was brought up, and Council is interested. Staff will present total costs at a future council meeting.

(e) Metro service.

Item (e) was the first item discussed when Mayor Pro Tem Reiter was conducting the meeting in the Mayor's absence. City Manager Simpson stated he shared with METRO the new George Johnson development study and discussed the possibility of having a park and ride in Missouri City in 2009 to transport citizens to the medical center.

(f) Solid waste collection services.

It was stated that the MUDs taking over the billing for solid waste services has been a success. Mayor Pro Tem Reiter questioned why the City would want to be involved in the solid waste business. Simpson stated that most cities have contracts as it forces everyone to actually pay their part of the fee. The following questions surfaced: does Council want the entire City on one contract? Does Council want Staff to move forward with forcing contracts to come onto the City's contract? It was decided that Staff will speak to the providers to see both projected rates and termination dates as well as to draft an ordinance as a proposal. Mayor Pro Tem Reiter stated that the City will look at going forward with a full-City contract.

(g) City Code Enforcement efforts.

Mayor Owen returned to the Special City Council meeting at this time.

A list of all major and minor code violations was asked to be put together. It was then agreed that code enforcement would need to be focused on, while addressing court problems as they arise. City Manager Simpson suggested Staff come up with a list of what violations would receive a letter or more; which would receive no letters at all; and those that would automatically be cited to court.

(h) Administrative services for the Missouri City Development Authority.

City Council was pleased with the decision of City Staff to bring in the Missouri City Development Authority in-house, as well as having First Assistant City Attorney Gary Smith be the coordinator.

(i) Future fire stations location.

Fire Chief Sander presented an overview 3 ISO rating. The City's goal is to improve to a Class 2. Fire Chief Sander also recommended that the City is in need of 3 additional fire stations.

(j) City Council and Staff communications.

Economic Development Coordinator Graf should present an overview of all the new businesses in Missouri City as well as future businesses that are planning to make the City their home.

(k) No Smoking in public places.

City Council is not inclined to pass an ordinance regarding this issue. They will leave it up to each business to make their own decision for their establishment.

(l) Current economic conditions.

Current economic conditions were addressed at this time by Staff and City Council.

(m) City budget and finances.

City budget and finances were addressed at this time by Staff and City Council.

3. ADJOURNMENT

The meeting adjourned at 3:58 p.m.

Patrice Fogarty, City Secretary